

2160C
05/14/92

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4350

AN ORDINANCE reclassifying two parcels of property located at 12241 and 12300 Main Street respectively on application of Bellevue School District No. 405.

WHEREAS, Bellevue School District No. 405 applied to the City to rezone a six-acre parcel of property located at 12241 Main Street (Wilburton Industrial Service Center site) from R-1 to R-4 and also applied to the City to rezone a 9.5-acre parcel of property located at 12300 Main Street (Galeno property) from R-1 to R-3.5; and

WHEREAS, on February 20, 1992 a public hearing was held on the consolidated rezone applications before the Hearing Examiner Pro Tempore for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on March 11, 1992 the Hearing Examiner Pro Tempore recommended approval, with conditions, of both rezone applications and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner Pro Tempore and has determined that the public use and interest will be served by approving the reclassification of said properties from R-1 to R-4 (WISC site) and from R-1 to R-3.5 (Galeno property) respectively; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the City Council approving the reclassification request with regard to the hereinafter described property located at 12241 Main Street (WISC site) as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of the Bellevue School District for Reclassification/Conditional Use, File No. REZ 90-3435."

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Section 2. The following described property located at 12241 Main Street (WISC site) is hereby reclassified from R-1 to R-4 subject to the condition that follows:

That portion of the East half of the Northeast quarter of the Southwest quarter of Section 33, Township 25 North, Range 5 East, W.M. in King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision; thence North 89°02'02" West along the North line thereof 491.74 feet to the East line of the West 165.00 feet of said subdivision; thence South 00°24'27" West along said East line 575.02 feet; thence South 89°02'02" East 132.12 feet; thence North 00°24'27" East 23.13 feet; thence South 89°02'02" East 360.01 feet to the East line of said subdivision; thence North 0°22'01" East along said East line 551.90 feet to the Point of Beginning.

Said rezone is subject to the following condition:

If the site is developed for housing, then on-site affordable housing units (defined in BCC 20.50.010) shall be included in the development as calculated by BCC 20.20.128.B.3. For the purpose of calculating the number of required affordable units, the original maximum density possible under R-1 zoning is six units. The units shall remain "affordable units" for the lifetime of the R-4 zoning classification and shall be disbursed across the range of unit sizes and throughout the project.

The City may agree, in its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of allowing the owner to obtain financing for development of the property, consistent with any applicable provision of the Land Use Code in effect at the time of issuance of the development permit(s).

Section 3. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the City Council approving the reclassification request with regard to the hereinafter described property located at 12300 Main Street (Galeno property), as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of the Bellevue School District for a Reclassification/Conditional Use, File No. REZ 91-10818."

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Section 4. The following described property located at 12300 Main Street (Galeno property) is hereby reclassified from R-1 to R-3.5 subject to the condition that follows:

The Southeast quarter of the Southeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 5 East, W.M., in King County Washington;

Said rezone is subject to the following condition:

If the site is developed for housing, then on-site affordable housing units (defined in BCC 20.50.010) shall be included in the development as calculated by BCC 20.20.128.B.3. For the purpose of calculating the number of required affordable units, the original maximum density possible under R-1 zoning is 9.4 units. The units shall remain "affordable" units for the lifetime of the R-3.5 zoning classification and shall be disbursed across the range of unit sizes and throughout the project.

The City may agree, in its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of allowing the owner to obtain financing for development of the property, consistent with any applicable provision of the Land Use Code in effect at the time of issuance of the development permit(s).


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Section 5. This Ordinance shall take effect and be in force five days after its passage and legal publication.

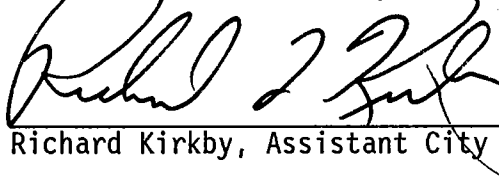
PASSED by the City Council this 17th day of May, 1992, and signed in authentication of its passage this 18th day of May, 1992.

(SEAL)

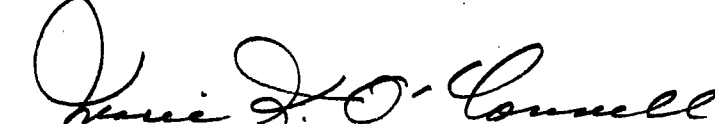

Cary Bozeman, Mayor.

Approved as to form:

Richard L. Andrews, City Attorney


Richard Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published May 22, 1992